

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, JUNE 8, 2015

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

|                                   |           |                      |
|-----------------------------------|-----------|----------------------|
| <b>B. ROLL CALL:</b> Mayor Keough | J. Carson | D. Fisher            |
|                                   | J. Knight | J. Semifero-arr 7:48 |
|                                   | J. Smith  | R. Tell-arr 7:32     |

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Patrick Droze, Orchard, Hiltz & McCliment; Laura Kreps, Carlisle Wortman Associates; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – May 26, 2015
2. Special City Council Meeting – June 1, 2015

Motion Smith; support Knight to approve the minutes of the Regular City Council Meeting of May 26, 2015 and the Special City Council Meeting of June 1, 2015 with one correction:

- Page 7, Special Meeting, Carson and Knight should be marked absent under Roll Call.

Unanimous voice vote approval with Council Members Semifero and Tell absent.

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Carson to approve the agenda with the one addition:

- H-3, Communications – SEMCOG Letter to Mayor Keough.

Unanimous voice vote approval with Council Member Semifero absent.

## **F. PUBLIC HEARINGS**

### **1. 2015-2016 Budget and Millage Rates**

Mayor Keough opened the Public Hearing at 7:34 PM. Mayor Keough reported that the overall Millage Rate for the City will stay the same at 14.0562 mills with the breakdown as follows: General Operating – 9.8807 mills, Streets – 3.4380 mills and General Obligation Debt – 0.7375 mills. There were no comments from the audience. Mayor Keough closed the Public Hearing at 7:35 PM.

### **2. 2015-2016 Water/Sewer/Refuse Rates**

Mayor Keough opened the Public Hearing at 7:35 PM. Mayor Keough summarized the rates for 2015-2016. Water rates will increase 4%, sewer rates will increase 3% and refuse rates will remain the same at \$17.50 per month. There were no comments from the audience. Mayor Keough closed the Public Hearing at 7:37 PM.

All above items will be voted on at the June 22, 2015 meeting

### **3. Proposed Ordinance Setting the Tax Payment Schedule, Collection Charges, Penalties and Interest to be Added to Taxes, Charges and Assessments on the City Tax Roll.**

Mayor Keough opened the Public Hearing at 7:37 PM. Mayor Keough explained that the setting of the ordinance came from a requirement of the City Charter and the various assessments and charges were explained. There were no comments from the audience. Mayor Keough closed the Public Hearing at 7:40 PM.

Consideration of: Proposed Ordinance Setting the Tax Payment Schedule, Collection Charges, Penalties and Interest to be Added to Taxes, Charges and Assessments on the City Tax Roll.

Motion Smith; support Carson to move the Ordinance setting the Tax Payment Schedule, Collection Charges, Penalties and Interest to be added to Taxes, Charges and Assessments on the City Tax Roll.

Ayes: Carson, Fisher, Smith, Tell and Keough

Nays: Knight

Absent: Semifero

Motion carries 5 to 1

## **G. NON-ARRANGED PARTICIPATION**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. SEMCOG Letter to Mayor Keough

## I. REPORTS

### 1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided the following verbal updates:

- Four City employees tested for water licenses: Robert Mester for his D4, Eric Hartman for D1 (both received the highest score in the class). Do not have the scores yet from the other two.
- Have been doing cleanup in the City – lot of “helicopters” this year.
- There were two storm drain issues and they have been repaired.
- Will be putting chloride on the alleys.
- Continuing sewer manhole inspection. Did find an issue on Dan Hoey Road which was corrected.
- Took two clarifiers down for inspection.
- Distributed reminders regarding odd/even days for watering.
- Question – How are the wells doing? (Good, there hasn’t been an issue this spring.)

### 2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- Sent out a Request for Qualification (RFQ) for the DDA. It is due back by July 1 and questions were due today (June 8).
- Request for Proposal (RFP) for the Retail Market Study has been sent out. Questions were due by June 5 and received four. The RFP’s are due by June 30.
- Planning Commission recommended a special land use at 3441 Broad Street for the Strawberry Alarm Clock. They postponed a vote on the site plan to the July meeting.
- Planning Commission did approve a site plan for an addition to Variety Die and Stamping.
- On Thursday June 25, the SEMCOG General Assembly will meet at the Detroit Zoo.
- Question – Why did Variety Die not go with the three loading docks per the ordinance? (The applicant did not feel they needed a third dock.)
- Question – How many residents were at the Public Hearing on the Strawberry Alarm Clock? (About a dozen and provided varied favorable or non-favorable opinions on the project.)

### 3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

*Washtenaw County Sheriff – May 2015 Written Report*  
Report included in the packet.

### 4. Subcommittee Reports

None

## 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following verbal updates:

- Truck weights – should this be a permit process and/or by ordinance. Discussion followed.
- A hawker/peddler permit for a food truck has been issued and they will begin on June 20 at the Farmer's Market. They will expand operation to the downtown on Wednesdays, Thursdays, and Fridays. Staff will recommend a moratorium on additional food trucks for the June 22 meeting.
- On the next meeting agenda, a Council representative will need to be appointed to the Art Selection Committee.
- The City should be closed out on the Sludge Project.
- Council will meet on June 10 for additional discussion on the Budget. An agenda was distributed.
- Before July 1, the City needs to adopt new FOIA requirements.
- Question asked about the recent Tax Tribunal action on Dexter Crossings. Discussion followed.

## 6. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Recommendations for reappointments to Commissions and Committees are included in the Consent Agenda.
- In regards to the misunderstanding that three employees had on their health care, we have reached an agreeable settlement and staff will take care of this.
- Ms. Nicholls, Mr. Schlaff and I met with the builder at Dexter Crossings and some corrective procedures will be done.
- Sat for eleven hours of deposition regarding Chelsea Wellness Foundation and the Dexter Wellness Center. Will have another session coming up.
- OK with holding the next Facility meeting on June 12.
- Was contacted by John Evans over the weekend about the Schulz Building.
- Question asked about the Fire Chief Selection. (The selection committee will be meeting soon.)

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$139,187.54

2. Consideration of: Commission/Committee Reappointments

Motion Fisher; support Smith to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote approval.

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Consideration of: 2015 Road Project Contract Awards
  - Cadillac Asphalt in an amount not to exceed TBD
  - Increase in the Highway Maintenance cape seal contract in the amount of TBD
  - Orchard. Hiltz & McCliment in an amount not to exceed \$24,500

Motion Tell; support Semifero to approve the 2015 Road Project Contract Award as follows: Cadillac Asphalt in an amount not to exceed \$285,300; Highway Maintenance cape seal contract in an amount of \$412,100; and Orchard, Hiltz & McCliment in an amount not to exceed \$24,500.

Ayes: Fisher, Semifero, Smith, Tell and Carson  
Nays: Knight and Keough  
Motion carries 5 to 2

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Bid Award to Landuse USA for Completion of the Target Market Analysis

Motion Smith; support Carson to award the contract to Landuse USA, in an amount not to exceed a total budget of \$30,000. The grant match for Dexter will be \$3,750 - \$1,875 from the General Fund and \$1,875 from the Downtown Development Authority.

Ayes: Knight, Smith, Tell, Carson, Fisher and Keough  
Nays: Semifero  
Motion carries 6 to 1

A five minute break was taken at 8:47 PM with the meeting resuming at 8:52 PM

2. Consideration of: Recommendation from Planning Commission to Approve the Proposal from Carlisle Wortman for Ordinance Updates in an Amount not to exceed \$25,000

Motion Carson; support Carson to accept the recommendation from Planning Commission to approve the proposal from Carlisle Wortman for the Ordinance update in an amount not to exceed \$25,000.

Ayes: Semifero, Smith, Tell, Carson, Fisher, Knight and Keough  
Nays: None  
Motion carries

3. Consideration of: Road Closure on Dan Hoey from 9 AM to 3 PM on June 24, 2015 for SWAT Team Training at 7651 Dan Hoey

Motion Fisher; support Smith to approve the road closure of Dan Hoey Road from 9 AM to 3 PM on June 24, 2015 for SWAT Team Training at 7651 Dan Hoey.

Ayes: Smith, Tell, Carson, Fisher, Knight, Semifero and Keough

Nays: None

Motion carries

4. Consideration of: Setting a Public Hearing on June 22, 2015 for Water and Sewer Rate Ordinance

Motion Fisher; support Tell to set a Public Hearing on June 22, 2015 for a Water and Sewer Rate Ordinance.

Ayes: Tell, Carson, Fisher, Knight, Semifero, Smith and Keough

Nays: None

Motion carries

5. Consideration of: Alternate Dates for July and December Board of Review

Motion Tell; support Fisher to set alternate meeting dates in July and December for the purpose of Board of Review meetings.

Ayes: Fisher, Knight, Semifero, Smith, Tell, Carson and Keough

Nays: None

Motion carries

6. Discussion of: Request from Timmermans Environmental Services for the City to Sign a Right of Way Alternative Institutional Control Form

Ms. Aniol gave an explanation of the process involved in signing the Right of Way Alternative Institutional Control Form and what responsibilities that the City of Dexter may incur by signing. Ms. Aniol stated that she does not see any compelling reason to sign this form. Discussion followed.

## **M. COUNCIL COMMENTS**

|          |   |
|----------|---|
| Tell     | None  |
| Fisher   | Reminder not to forget that this coming weekend is Civil War Days.  |
| Semifero | None  |
| Jones    | Have learned a new word, “ruburbia”. This is an area of suburbia very close to a rural area. Once Dexter was considered a rural farming community, but now we are ruburbia. |
| Smith    | Please enjoy the cupcakes treats from the Dexter Alumni Banquet.  |
| Knight   | Have heard comments recently about what is/isn’t being done to preserve the historic district of Dexter. We need to be aware of this. Discussion followed.                  |
| Carson   | Have had residents ask why we have so many closed sessions on the agenda and explain that we don’t always hold them.  |

## **N. NON-ARRANGED PARTICIPATION**

None

## **O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 9:35 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_